



DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND, ATLANTIC
6506 HAMPTON BLVD
NORFOLK VA 23508-1278

IN REPLY REFER TO

11011
Ser AM1/00350

Mr. Steve George
Dabney Properties LLC
3409 Bartley Pond Place
Richmond, VA 23233

Dear Mr. George:

Please find enclosed for your records fully executed originals of Settlement Agreement and Special Release documents for the following contracts:

1. N62470-12-RP-00025 (LI-12264)
2. N62470-12-RP-00028 (LI-12270)
3. N62470-12-RP-00030 (LI-12272)
4. N62470-12-RP-00031 (LI-12273)
5. N62470-15-RP-00055 (LI-13102)
6. N62470-15-RP-00058 (LI-13105)
7. N62470-15-RP-00006 (LI-13004)

It has been a pleasure working with you. If you have any questions or concerns, please do not hesitate to contact Brandy L. Tallaksen, Realty Specialist, at (757) 322-4116, or e-mail: brandy.tallaksen@navy.mil.

Sincerely,

TAMMY S. SADLER
Real Estate Contracting Officer
By direction of the Commander

Tallaksen, Brandy L CIV NAVFAC LANT, AM

From: Tallaksen, Brandy L CIV NAVFAC LANT, AM
Sent: Friday, May 20, 2016 9:47
To: 'steve@dabneyproperties.com'
Cc: Buddenhagen, Carolyn L CIV NAVFAC LANT, AM; Sadler, Tammy S CIV NAVFAC LANT, AM; Blackwell, Robin S CIV NAVFAC LANT, AM; McKnight, James Ivan GS11 CNRMA
Subject: 30 June Termination Apartment Units /Non-Renewal Notification 09 July Expiring Leases
Signed By: brandy.tallaksen@navy.mil

Per our conversation this morning, please find below apartment complexes and units covered by the corresponding leases:

1. N62470-12-RP-00024 (LI-12263): Northampton Village (1) Unit - 151-D
2. N62470-12-RP-00025 (LI-12264): Featherstone Apartments (5) Units - 201, 203, 301, 303, and 304
3. N62470-12-RP-00026 (LI-12265): Northampton Village (4) Units -145-A, 158-A, 246-B, and 110-A
4. N62470-12-RP-00027 (LI-12266): Northampton Village (2) Units - 203-A and 231-B
5. N62470-12-RP-00028 (LI-12270): Abbington Landing (3) Units - 13-4, 968-2, and 972-5
6. N62470-12-RP-00029 (LI-12271): Northampton Village (2) Units - 172-A and 178-B
7. N62470-12-RP-00030 (LI-12272): Cambridge Apartments (5) Units - 5109-26G, 5109-4G, 5109-24G, 5124-6 and 5130-13
8. N62470-12-RP-00031 (LI-12273): Abbington Landing (3) Units - 41-2, 43-7, 57-8
9. N62470-12-RP-00032 (LI-12274): Addison (1) Unit - 219
10. N62470-12-RP-00039 (LI-12291): Abbington Landing (1) Unit 25-3
11. N62470-12-RP-00040 (LI-12292): Abbington Landing (1) Unit 51-8
12. N62470-12-RP-00041 (LI-12293): Cambridge Apartments (1) Unit 5108-7

Additionally, please accept this email as a courtesy notification that the Government does not intend to renew the following leases expiring on 09 July 2016:

1. N62470-15-RP-00054 (LI-13100): Cambridge Apartments (1) Unit - 5109-31G
2. N62470-15-RP-00055 (LI-13102): Town Center Apartments (1) Unit - 211
3. N62470-15-RP-00056 (LI-13103): Cambridge Apartments (3) Units - 5109-16M, 5109-21I and 5110-2
4. N62470-15-RP-00057 (LI-13104): Cambridge Apartments (4) Units - 5109-12H, 5109-15E, 5109-17F and 5109-28G
5. N62470-15-RP-00058 (LI-13105): Northampton Village (2) Units 107-A and 145-B

V/r

Brandy L. Tallaksen
Realty Specialist
NAVFAC Atlantic AM1
Work: 757-322-4116 Fax: 757-322-4913
Brandy.Tallaksen@navy.mil

SETTLEMENT AGREEMENT AND SPECIAL RELEASE

THIS SETTLEMENT AGREEMENT AND SPECIAL RELEASE, made effective on the 7th day of July 2016, by and between Dabney Properties LLC hereinafter called LESSOR, and the UNITED STATES OF AMERICA, hereinafter called GOVERNMENT.

W I T N E S S E T H:

WHEREAS, pursuant to Lease Number N62470-15-RP-00058, dated 10 July 2015, the LESSOR leased unto the GOVERNMENT Two (2), 2-Bedroom/2-Bath, fully furnished apartments identified as Apartment No. 107-A Friendly Drive, and Apartment No. 145-B Kathann Drive, located at Northampton Village, Hampton, Virginia, as more particularly described in said Lease; and

WHEREAS, it is mutually agreed that Apartment No. 107-A Friendly Drive, and Apartment No. 145-B Kathann Drive, located at Northampton Village, Hampton, Virginia, were undamaged when the move-out inspection was completed on the 7th day of July 2016.

NOW THEREFORE, in consideration of the premises, the parties hereto do mutually agree, one with the other, as follows:

1. That there is no money due by the GOVERNMENT to the LESSOR for the GOVERNMENT's use of said apartments, through the aforementioned date, pursuant to the subject lease.

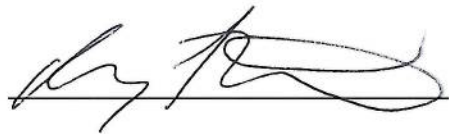
2. That the LESSOR does for itself, and its successors and assigns remise, release, and forever discharge the UNITED STATES OF AMERICA, its officers, agents, and employees, of and from all manner of actions and claims upon, or by reason of, any matter, cause, or thing whatsoever arising out of the GOVERNMENT's

use of said apartments at Northampton Village, Hampton, Virginia, through the
aforementioned date, pursuant to the subject Lease.


3. That the LESSOR does hereby accept the return of the property and assume
full custody and control for the aforementioned apartments as of the above date.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be
signed on their behalf.

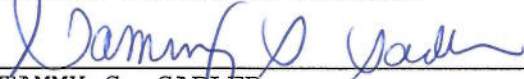
WITNESS



DABNEY PROPERTIES LLC

By 
Title 

UNITED STATES OF AMERICA


TAMMY S. SADLER
Real Estate Contracting Officer
By direction of the Commander

move out

CONDITION REPORTCOMPLEX NORTHAMPTON VILLAGE APARTMENTSAPT #107-ASTREET FRIENDLEY DRIVE#BDR 2#BATHS 2#OCCUPANTS 2SMOKE ALARM: AREA BR / BRWORKING: / SPRINKLER SYSTEM: YES NO ✓

ENTRANCE HALL:

Front Door: NDFloor NDSCovering WingtWalls PIPCeiling PIPLights NDIPClosets NAOTHER:

PATIO/BALCONY:

Floor Walls Ceiling Lights Storage Area OTHER:

SOFTWARE

CHECKED: YES or NO

MAINTENANCE CONCERNS TO BE COMPLETED BY: (date)

LESSOR

U.S. GOVERNMENT (AM1-CB)

Date

TBR (To Be Replaced/Repaired) TBP (To Be Provided) NWT (Normal Wear & Tear) DC (Discolored)
 ND (No damage) N (New) W (Worn, not new) P/P (Patched & Painted) N/D/S (Nicks/Dents/Scratches)

LIVING ROOM AREA:

Floor NWT / 1 STAIN BY BATHROOM DOOR / QUARTER SIZE STAIN STILL THERE
 Covering _____
 Walls NWT / P/P
 Ceiling P/P
 Windows/Screens NWT
 Doors NWT
 Lights WORKING
 Closets N/A
 Fireplace N/A
 Sofa ONE SOFA / NWT
 Chairs ONE CHAIR / NWT
 End Tables TWO END TABLES / NWT
 Lamps TWO LAMPS
 Coffee Table NWT

DINING AREA:

Floor NWT
 Covering _____
 Walls P/P
 Ceiling P/P
 Windows/Screens NO SCREEN
 Doors NWT
 Lights WORKING
 Dinette Table N/D / ONE TABLE
 Dinette Chairs N/D / FOUR CHAIRS

OTHER: _____

KITCHEN:

Floor Vinyo NDS Burn marks - still there
 Walls P/P
 Ceiling P/P
 Lights ND
 Refrigerator NDS
 Stove/Oven NDS
 Sink NDS
 Garbage Disposal WORKS
 Trash Compactor NA
 Dishwasher NDS
 Cabinets NDS
 Counter Top NDS
 Windows/Screens NA
 Door ND
 OTHER: _____

UTILITY CLOSET (Within Unit):

Floor _____
 Covering _____
 Walls _____
 Ceiling _____
 Lights _____
 Closets _____
 OTHER: _____

BEDROOM# 2

Location _____ (Front/Back/Left/Right from entrance)

Flooring NWTWalls NWTCeiling NWTDoor NWTClosets NWTLights NWT / WorkingWindows/Screens NWTBeds NWTHeadboards NWTNight tables NWTLamps NWT / WorkingDressers/mirrors NO NWT / NO MIRRORFull Length Mirrors NOOTHER: Washer + Dryer

BATH:

Loc: _____ (from entrance) Size: _____ (master/2nd/1/2)Flooring NWTWalls NWTCeiling NWTTub/Shower NWTCommode NWTSink NWTVanity NWTMedicine Cabinet N/AMirror(s) NWTLights NWT / WorkingExhaust Fan NWT / Working

Accessories _____

Door NWTWindows/Screens N/A

OTHER: _____

BEDROOM# 1Location 107-A (Front/Back/Left/Right from entrance)Flooring NWT (CARPET)Walls N/D/SCeiling N/D/SDoor NDClosets NDLights N/AWindows/Screens NDBeds NDHeadboards NWTNight tables NWTLamps NWT (WORKING)Dressers/~~mirrors~~ NWTFull Length Mirrors N

OTHER: _____

BATH:

Loc: 1ST FLOOR (from entrance) Size: FULL (master 2nd/1/2)Flooring NWT (VINYL)Walls N/D/SCeiling N/D/S~~Tub~~/Shower NWTCommode NWTSink NWTVanity NWTMedicine Cabinet NWTMirror(s) NDLights ND (WORKING)Exhaust Fan ND (WORKING)Accessories PLUNGER/BURUSHDoor NDWindows/Screens N/A

OTHER: _____

KITCHEN PER UNIT	LIVING ROOM-PER UNIT
<ul style="list-style-type: none"> 1 Range/Oven Comb. 1 Refrigerator min 14 CF (2-person Apts) (Frost- Free) w/2 Ice Trays or Ice maker 1 Full-sized Dishwasher 1 Cutting Board (Min 9"X12") 6 Beverage Glasses (10-12 oz.) 6 Coffee Cups w/Saucers or Mugs 6 Bread/Butter Plates 6 Dinner Plates 6 Cereal/Salad Bowls 1 Casserole Dish 1 Serving Platter 2 Serving Bowls 1 Measuring Cup/Set 6 Knives 6 Forks 6 Teaspoons 6 Soup Spoons 1 Paring Knife 1 Butcher Knife 3 Serving Spoons/Forks 1 Utensil Tray 1 Set of Cooking Utensils 1 Tea Kettle/ or Stove-Top Coffee Pot 8-Cup Minimum 1 Can Opener 1 Salt and Pepper Shakers 2 Cookware Skillets 3 Cookware Set** 2 Cookie Sheet/Baking Pans 3 Kitchen Towels 2 Dish Cloths 2 Pot Holders 1 Broom 1 Dust Pan 1 Trash Can 	<ul style="list-style-type: none"> 1 Sofa (Min. 72") 1 Coffee Table 2 End Tables 2 Table Lamps 1 Occasional Chair <u>per Bedroom</u>
	BEDROOM-PER OCCUPANT
	<ul style="list-style-type: none"> 1 Full Length Mirror- <u>per Bedroom</u> 1 Double Bed W/Firm Mattress & Foundation 1 Full/Twin Mattress w/foundation 1 Dresser or Chest 1 Night Stand/Table with Lamp
	HOUSEHOLD FURNISHINGS
	<ul style="list-style-type: none"> 1 Bedspread or Comforter w/Bed skirt 1 Mattress Pad 1 Blanket 2 New Hypo-Allergenic pillows per double bed 4 Pillow Cases per double bed 2 Fitted Sheets 2 Flat Sheets
	BATH-PER OCCUPANT
	<ul style="list-style-type: none"> 2 Bath Towels 2 Hand Towels 2 Wash Cloths
	<u>Per Bathroom</u>
	<ul style="list-style-type: none"> 1 Shower Curtain with Hooks 1 Toilet Brush/Plunger
	MISCELLANEOUS ITEM-PER UNIT
	<ul style="list-style-type: none"> 1 Smoke Alarm 1 Vacuum Cleaner; request bags if needed 1 Mop 1 Bucket 1 Fire Extinguisher
DINING ROOM-PER UNIT	
<ul style="list-style-type: none"> 1 Dining Table/Dinette 4 Dining (Matching) Chairs (some have 6) 	
<p>The items on this list are approximate to each apartment and should be in the apartment upon check in. There are many different apartments and apartment companies, so there are variations; however, if you have concerns over missing or damaged items, notify the Huntington Hall Housing Office via your check in form.</p>	
<p>Residents may be held accountable for damaged or missing items</p>	

move out

CONDITION REPORT

COMPLEX NORTHAMPTON VILLAGE APARTMENTS APT #145-BSTREET KATHANN DRIVE#BDR 2 #BATHS 2 #OCCUPANTS 2SMOKE ALARM: AREA BR/BR WORKING: yes / yesSPRINKLER SYSTEM: YES _____ NO ✓

ENTRANCE HALL:

Front Door: NDFloor NWTCovering CarpetWalls P/PCeiling P/PLights NDClosets NA

OTHER: _____

PATIO/BALCONY:

Floor WoodWalls VinylCeiling VinylLights NDStorage Area NA

OTHER: _____

SOFTWARE

CHECKED: YES or NO

MAINTENANCE CONCERNS TO BE COMPLETED BY: _____ (date)

LESSOR

U.S. GOVERNMENT (AM1-CB)

Date

TBR (To Be Replaced/Repaired) TBP (To Be Provided) NWT (Normal Wear & Tear) DC (Discolored)
 ND (No damage) N (New) W (Worn, not new) P/P (Patched & Painted) N/D/S (Nicks/Dents/Scratches)

LIVING ROOM AREA:

Floor NWT- Hall way water stain from leak

Covering _____

Walls P/PCeiling PP / small dent upon entranceWindows/Screens NWTDoors NWTLights workingClosets N/AFireplace N/ASofa NWTChairs ONE CHAIR / NWTEnd Tables TWO END TABLELamps TWO LAMPS / NWTCoffee Table ONE TABLE / NWT

DINING AREA:

Floor NWT

Covering _____

Walls P/PCeiling P/PWindows/Screens NWTDoors NWTLights workingDinette Table ONE TABLE / NDDinette Chairs FOUR CHAIRS / ND

OTHER: _____

KITCHEN:

Floor Vinyl NDS
 Walls APP
 Ceiling P/P
 Lights NDS
 Refrigerator NDS
 Stove/Oven NDS
 Sink NDS
 Garbage Disposal Works
 Trash Compactor N/A
 Dishwasher ND
 Cabinets ND
 Counter Top ND
 Windows/Screens ND
 Doors closet ND
 OTHER: Microwave NDS
Stainless Steel APP.

UTILITY CLOSET (Within Unit):

Floor _____
 Covering _____
 Walls _____
 Ceiling _____
 Lights _____
 Closets _____
 OTHER: _____

BEDROOM# 2

Location _____ (Front/Back/Left/Right from entrance)

Flooring NWT *-small yellow stain on carpet*
 Walls NWT
 Ceiling NWT
 Door NWT
 Closets NWT / CLOSET DOOR COMES OFF TRACK
 Lights NWT / WORKING
 Windows/Screens NWT
 Beds NWT
 Headboards NWT
 Night tables NWT
 Lamps NWT / WORKING
 Dressers/mirrors NWT
 Full Length Mirrors NWT
 OTHER: _____

BATH:

Loc: _____ (from entrance) Size: _____ (master 2nd 1/2)

Flooring NWT
 Walls NWT
 Ceiling NWT
 Tub/Shower NWT
 Commode NWT
 Sink NWT
 Vanity NWT
 Medicine Cabinet N/A
 Mirror(s) NWT
 Lights NWT
 Exhaust Fan NWT / WORKING
 Accessories _____
 Door NWT
 Windows/Screens N/A
 OTHER: Washer & Dryer

BEDROOM# 1Location 145B (Front Back Left/Right from entrance)Flooring NWT (CARPET)Walls N/D/SCeiling N/D/SDoor NDClosets NDLights N/AWindows/Screens NDBeds NHeadboards NWTNight tables NWTLamps NWTDressers/~~mirrors~~ NWTFull Length Mirrors N

OTHER: _____

BATH:

Loc: _____ (from entrance) Size: FUN (master 2nd/1/2)Flooring NWT (VINYL)Walls N/D/SCeiling N/D/STub/Shower NWTCommode NWTSink NWTVanity NWTMedicine Cabinet N/AMirror(s) NDLights ND (WORKING)Exhaust Fan ND (WORKING)Accessories PLUNGER/BRUSHDoor NDWindows/Screens N/A

OTHER: _____

KITCHEN PER UNIT	LIVING ROOM-PER UNIT
1 Range/Oven Comb. 1 Refrigerator min 14 CF (2-person Apts) (Frost- Free) w/2 Ice Trays or Ice maker 1 Full-sized Dishwasher 1 Cutting Board (Min 9"X12") 6 Beverage Glasses (10-12 oz.) 6 Coffee Cups w/Saucers or Mugs 6 Bread/Butter Plates 6 Dinner Plates 6 Cereal/Salad Bowls 1 Casserole Dish 1 Serving Platter 2 Serving Bowls 1 Measuring Cup/Set 6 Knives 6 Forks 6 Teaspoons 6 Soup Spoons 1 Paring Knife 1 Butcher Knife 3 Serving Spoons/Forks 1 Utensil Tray 1 Set of Cooking Utensils 1 Tea Kettle/ or Stove-Top Coffee Pot 8-Cup Minimum 1 Can Opener 1 Salt and Pepper Shakers 2 Cookware Skillets 3 Cookware Set** 2 Cookie Sheet/Baking Pans 3 Kitchen Towels 2 Dish Cloths 2 Pot Holders 1 Broom 1 Dust Pan 1 Trash Can	1 Sofa (Min. 72") 1 Coffee Table 2 End Tables 2 Table Lamps 1 Occasional Chair per Bedroom BEDROOM-PER OCCUPANT 1 Full Length Mirror- per Bedroom 1 Double Bed W/Firm Mattress & Foundation 1 Full/Twin Mattress w/foundation 1 Dresser or Chest 1 Night Stand/Table with Lamp HOUSEHOLD FURNISHINGS 1 Bedspread or Comforter w/Bed skirt 1 Mattress Pad 1 Blanket 2 New Hypo-Allergenic pillows per double bed 4 Pillow Cases per double bed 2 Fitted Sheets 2 Flat Sheets BATH-PER OCCUPANT 2 Bath Towels 2 Hand Towels 2 Wash Cloths Per Bathroom 1 Shower Curtain with Hooks 1 Toilet Brush/Plunger MISCELLANEOUS ITEM-PER UNIT 1 Smoke Alarm 1 Vacuum Cleaner; request bags if needed 1 Mop 1 Bucket 1 Fire Extinguisher
DINING ROOM-PER UNIT	
1 Dining Table/Dinette 4 Dining (Matching) Chairs (some have 6)	

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